



Town of Lexington

PLANNING BOARD

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Charles Hornig, Chair
Robert D. Peters, Vice Chair
Michael Schanbacher, Clerk
Robert Creech, Member
Melanie Thompson, Member
Michael Leon, Associate

RECOMMENDATION REPORT OF THE LEXINGTON PLANNING BOARD TO SPECIAL TOWN MEETING 2021-1

ARTICLE NUMBER AND TITLE	ARTICLE 16: AMEND ZONING BYLAW – RESIDENTIAL PARKING
DATES LEGAL NOTICE PUBLISHED IN THE NEWSPAPER	Legal notices were published in the Lexington Minuteman Newspaper on September 2, 2021, and September 9, 2021
DATE PUBLIC HEARING OPENED	September 22, 2021
DATES PUBLIC HEARING CLOSED	September 22, 2021
DATE PLANNING BOARD VOTED ON A RECOMMENDATION TO TOWN MEETING	September 22, 2021
RECOMMENDATION	Approval
PRESENTERS WHO APPEARED DURING THE PUBLIC HEARINGS	Charles Hornig, Member
PLANNING BOARD MEMBERS WHO VOTED ON THE ARTICLE	Charles Hornig, Chair; Robert Peters, Vice-chair; Michael Schanbacher, Clerk; Robert Creech; and Melanie Thompson

RECOMMENDATION

The Planning Board, by a vote of 4-1, recommends that Town Meeting **APPROVE** the motion for Article 16: Zoning Article – Residential Parking.

TOWN MEETING ACTION

Article 16: Zoning Article – Residential Parking requires a majority vote of Town Meeting.

BACKGROUND

It has been identified that many new residential projects have decreased the number of provided off-street parking spaces provided per residential unit. More than 15 percent of Lexington household has one or no vehicles. Therefore, the Planning Board has identified the need to decrease the minimum number of off-street parking spaces from two (or 1.5) to one for all residential projects.

DESCRIPTION

The motion under the Zoning Article – Residential Parking proposes the following changes:

1. Reduce the minimum number of parking spaces for a dwelling unit from two (or 1.5) to one in all cases. Any number of additional spaces may be built if desired.
2. Do not count 'tandem' parking spaces (parking spaces blocked by another parking space) towards the minimum.

PUBLIC HEARING PROCESS

Due to COVID-19, the Planning Board held public hearings for all of its Special Town Meeting 2021-1 Zoning Articles via Zoom. The Planning Board held one (1) public hearing (September 22, 2021). In attendance were Charles Hornig, Chair; Robert Peters, Vice-Chair; Michael Schanbacher, Clerk; Robert Creech; and Melanie Thompson as voting members. Michael Leon was also present for the public hearing process as the Associate Member.

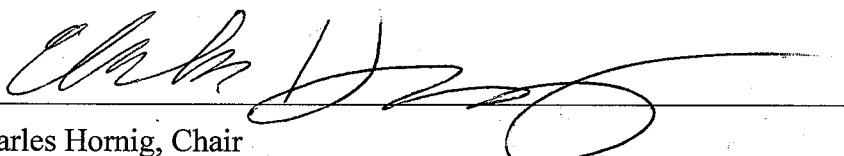
Date of Public Hearing	Summary of Public Hearing
September 22, 2021	<p>Charles Hornig, Chair, opened the public hearing and presented a PowerPoint presentation for the proposed Zoning Article – Residential Parking, dated September 20, 2021.</p> <p>The Planning Board had no comments but requested clarification as to requiring one residential parking space would help the Town decrease its parking requirement.</p> <p>Mr. Hornig opened the floor for public comments. Public comments were received and may be reviewed in the meeting minutes of September 22, 2021, or the public hearing can be viewed on LexMedia.</p>

PLANNING BOARD VOTE

Robert Peters moved that the Planning Board recommend approval to the Fall Special Town Meeting for the zoning amendment for Residential Parking in substantially the form as presented. Bob Creech seconded the motion. The Planning Board voted in favor of the motion 4-1-0 (Roll call: Robert Peters – yes; Melanie Thompson – yes; Michael Schanbacher – yes; Charles Hornig – yes; Robert Creech - no). MOTION PASSED

Charles Hornig. yes
 Robert Peters. yes
 Michael Schanbacher yes
 Robert Creech. no
 Melanie Thompson.yes

SIGNATURE OF THE PLANNING BOARD


 Charles Hornig, Chair